

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Monterey County Housing and Redevelopment Office

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Reporting Period by Calendar Year: from Jan.1, 2007 to Dec. 31, 2007

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning Research
P.O. Box 3044
Sacramento, CA 95812-3044

MONTEREY COUNTY

2007 ANNUAL HOUSING ELEMENT PROGRESS REPORT (Housing Element Implementation)

Prepared By:

**Monterey County
Housing and Redevelopment Office
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

Monterey County

Reporting Period

01-Jan-07 - 31-Dec-07

Table A

Annual Building Activity Report

Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development		Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	Deed Restricted Units	
Commons at Rogge Road, Salinas, CA	SF	O			19	104	123		Density Bonus	
Commons at Rogge Road, Salinas, CA	2-4	R	15	15	18		48		Inclusionary	
Union Square	2-4	R			3	14	17		Inclusionary	
(9) Total of Above Moderate from Table A2			15	15	40	342	412			
(10) Total by income units (Field 5) Table A			15	15	40	342	412			

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
218					6	224

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	821							15			15	806
	Non-deed restricted												
	Deed Restricted												
Low	Deed Restricted	608							15			15	593
	Non-deed restricted												
Moderate	Deed Restricted	937							40			40	897
	Non-deed restricted												
Above Moderate		145							342			342	-197
Total RHNA by COG. Enter allocation number:		2,511							224			412	2,099
Total Units ► ► ►									412				
Remaining Need for RHNA Period ► ► ► ► ► ►													

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .	
Name of Program	Objective	Deadline in H.E.
Housing Rehabilitation Program	Update County's website and develop written marketing materials	Late 2003
Housing Rehabilitation Program	20 Units Rehabilitated Annually	2003-2008
Housing Condition Survey	Complete survey	2003-2004
Replacement Housing	Replacement Housing Plans completed and construction initiated for Rippling River and Salinas Road	2002-2005
Mobile Home Park Preservation	3,342 existing mobile homes preserved (year 2000 data)	2002-2008
		<p>Data from the State Department of Finance indicates that in 2000 there were 2,866 mobile homes existing in the unincorporated area. As of January 2007, there were 2,991 mobile homes in the unincorporated area, a gain of 125 units. The County has also provided funding to the Housing Authority of Monterey County to evaluate potential strategies to assist the existing homeowners in a 200-unit mobile home park who have been subject to significant space rental rates. The potential strategies identified have not proved feasible to implement. The County is in the process of identifying potential replacement opportunities.</p>

Conservation of Existing Affordable Units	Monitor affordability and assist property owners to obtain funding	2002-2008	The County is assisting the Housing Authority with the rehabilitation of the Rippling River facility located in Carmel Valley that provides 79 rental apartments affordable to very low and low income seniors and disabled people. The County is also assisting the American Baptist Homes of the West (ABHOW) in the rehabilitation of the Pacific Meadows facility also located in Carmel Valley that provides 64 rental apartments to seniors. Both projects have been completed.
Code Enforcement	Enforce code enforcement standards	2002-2008	In 2005, the Housing and Redevelopment Office and South County Housing Corporation constructed a 19- unit relocation housing project in Pajaro, which was used to provide relocation housing for the Salinas Road project. The Salinas Road project is completed and the units have been used for relocation housing to facilitate the rehabilitation of existing affordable housing and potentially for code enforcement activities.
Energy Conservation	Continue energy conservation efforts	2002-2008	New housing projects are reviewed by the County to encourage energy conservation components. The County Resource Management Agency, which includes the Housing Office, is investigating potential approaches to incorporating green building initiatives into future affordable housing projects.
Infrastructure and Land Availability	Develop infrastructure plans and requirements for Community/Specific areas	2002-2008	The Community Plan for Castroville was adopted in 2007. The community plan for Boronda has been drafted and a Specific Plan for the South Boronda is being prepared. The specific plan for East Garrison has been adopted. All these planning documents include detailed infrastructure plans.
Monitoring of Land Availability	Monitor land available for residential development	2002-2008	The County continues to monitor and update inventory lists as community plans/specific plans are adopted.
Community/Specific Plans	Complete Community Plans for Fort Ord, Rancho San Juan, Castroville, Boronda and Pajaro	2002-2004	The Community Plan for Castroville was adopted in 2007. The Community Plan for Boronda has been drafted and will be adopted in 2008. The Specific Plan for East Garrison I has been adopted. The Specific Plan for Rancho San Juan has been completed and the Butterfly Village project has been approved.
Zoning Ordinance and Permit Modifications	Simplify permit process procedures	2003-2004	The Housing and Redevelopment Office continues to provide permit processing assistance for affordable housing projects to help streamline the process.

Zoning Ordinance and Permit Modifications	Revise Zoning Ordinance and amend General Plan to include minimum densities, new zone classifications, permit revisions and average densities	2003-2004	The adopted Community Plan for Castroville, the adopted Specific Plan for East Garrison, and draft Community Plan for Boronda require minimum densities, specific unit types, and mixed use areas.
Mixed Use Development	Review standards and encourage mixed use	2003-2004	The adopted draft community/specific plans for East Garrison, Rancho San Juan, Castroville, and Boronda include new mixed-use designations combining housing with commercial/office development.
Infrastructure Coordination and Development	Seek funding and support infrastructure development	2002-2008	The County has upgraded the sewer and water systems in the rural community of San Lucas. A funding strategy has been developed for the Boronda and Castroville Community Plan which identifies specific funding sources for infrastructure improvements. Final engineering for the first phase of an intersection improvement at State Highways 1 and 183, which is required for implementation of the Castroville Community Plan, is nearly complete. The County is also completing road and drainage improvements in the existing community of Boronda to support existing housing and redevelopment activities.
Annual Housing Report	Include information in Annual Report on housing produced, constraints and new housing programs.	2002-2008	The 2008 Annual Housing Report is complete.
Affordable Housing Overlay	Develop and apply Affordable Housing Overlay	2003-2004	An Affordable/Workforce Housing Incentive Program, which incorporates the objectives of the overlay designation concept, has been prepared and reviewed by the Board of Supervisors who directed staff to prepare an ordinance and administrative manual. These documents are in draft form and will be considered for adoption in 2008. The new draft General Plan update (GPU5) includes an affordable housing overlay.
Farm worker and Agricultural Employees Housing	Develop housing prototypes and models	2003-2004	CHISPA, with assistance provided by the County, is undertaking a 33-unit affordable housing project in San Lucas, a portion of which will be for low-income farm workers. The project will be completed in 2008.

Farm worker and Agricultural Employees Housing	Work with employers and identify funding sources	2003-2008	The County is exploring various initiatives related to constructing farmworker housing.
Assistance to Homeless Households	55 households in new or expanded transitional housing facilities	2002-2008	In 2004, the County provided assistance to the Veteran's Transition Center in the rehabilitation of 24 units to provide housing for homeless veterans. The project was completed in 2005. The County has also provided funding to Interim, Inc. in the rehabilitation of existing buildings on the former Fort Ord to provide 28 bedrooms for very-low income homeless adults with mental disabilities. In 2007, the County provided assistance to Interim to rehabilitate 8 additional units of supportive housing in Monterey. Both projects are complete. The 2008 Annual Housing Report includes funding for the construction of 18 units of additional transitional housing in the City of Salinas. The County is currently working with the Pajaro Rescue Mission on a potential project to rehabilitate the existing homeless shelter in Pajaro.
Assistance to Elderly, Disabled and Farm worker Households	150 Very low and low Farm worker units 50 very low and Low Elderly/Disabled Units	2002-2008	South County Housing Corporation's affordable rehabilitation housing project in Boronda, assisted by the County, is complete and provides housing units for 25 very low and low-income farm workers. South County Housing has also completed construction of a replacement housing project on Salinas Road in Pajaro. The project consists of 64 rental units with a significant portion targeted to farmworker families. As part of that project, 19 temporary relocation housing units have been constructed on Redevelopment Agency owned property nearby. All 19 of the relocated families were very-low income farmworker families. In 2007, the County assisted the Housing Authority in the rehabilitation of the Rippling River facility which includes 79 rental units for low income elderly and disabled occupants. Also in 2007, the County provided assistance to the American Baptist Homes of the West (ABHOW) for the Pacific Meadows Project which provides 64 rental units for primarily low income seniors.

Affordable Housing Opportunity Center	Support Housing Opportunity Center	2002-2008	In 2003, the County provided funding for the start-up costs associated with opening the Opportunity Center which is administered by the Monterey County Housing Alliance (MOCHA). In 2004 the County provided an additional \$75,000 grant to fund Inclusionary Homebuyer Educational services to be provided by the Center. The County assisted in developing educational materials and participated in orientation classes with Opportunity Center Staff. The County is in the process of providing additional funding for foreclosure prevention.
First Time Homebuyers	Update County's website and develop written marketing materials	2003	Completed.
First Time Homebuyers	8-10 First Time Homebuyers assisted annually	2002-2008	In 2006, funds were reserved to assist 20 households to purchase new units in the CHISPA project located in San Lucas. The project is anticipated to be complete in 2008. In 2007, the County assisted two families to purchase market rate homes.
Federal Housing Subsidies	Continue to encourage utilization of federal subsidies	2002-2008	The County Board of Supervisors continues to support preservation of the Section 8 subsidy program.
Expedited Review Process	Implement revised streamlining procedures for permit and environmental review	2002-2003	The County Housing Office has been facilitating permit processing assistance for affordable housing projects since 2003 by providing an experienced project manager to coordinate with the other County departments and streamline the process. In addition, the County has prepared an Affordable/Workforce Housing Incentive Program that will formalize the provision of permit processing assistance along with other incentives for qualified affordable housing projects. This program is scheduled for adoption in 2008.
Inclusionary Housing	Continue to implement Inclusionary Housing Ordinance	2002-2008	The County continues to monitor Inclusionary units on an annual basis and has prepared and is using new agreement forms and other documents. Processes associated with the sales and refinances of inclusionary units have been streamlined. The County is currently reviewing updating affordability restrictions and in-lieu fee schedule.
Secondary Dwellings Program	Prepare Community/Specific Plans with standards for Secondary Units	2003-2004	The Community/Specific Plans for Boronda, Castroville, Rancho San Juan and East Garrison all contain provisions for allowing and encouraging secondary units in some residential classifications.
Secondary Dwellings Program	Implement Secondary Unit Program	2002-2008	A second unit ordinance has been drafted by the County Planning Department and is under review.

Density Bonus Program	Develop a Density Bonus Ordinance	2003-2004	Density bonus provisions have been incorporated in the draft Affordable/Workforce Housing Incentive Program. That program is scheduled to be considered for approval in 2008.
Housing Trust Fund	Evaluate Feasibility of establishing a Housing Trust Fund	2004	During 2004, the Fort Ord Reuse Authority (FORA), in conjunction with a multi-agency task force, prepared a model Housing Trust Fund program to be used on a Countywide basis. In 2005, a non-profit organization was established and funding sources identified. The County has provided funding for preparing legal documents and has been participating in the development of this program.
Employee Housing Assistance	Develop employee housing models and prototypes	2002-2003	In 2003 and 2004, the County designated several proposed projects as "pilot" projects to "test" the Affordable Housing Incentive Program. One of these projects includes a significant component of employee housing. Construction of this project was started in 2007. Also in 2007, the County Housing Office initiated a partnership between the Housing Advisory Committee and the Overall Economic Development Commission to identify potential partnerships between employers, housing developers, and the County.
Employee Housing Assistance	Implement recommendations	2003-2008	See above.
Developer Housing Incentives Program	Design Incentives Program	2002-2003	The County has prepared an Affordable Housing/Workforce Incentive Program. The Program concepts have been reviewed by the Board of Supervisors and ordinances and an administrative manual will be considered for adoption in 2008.
Adequate Sites	Community/Specific Plans adopted and rezoning/land use designations approved for Rancho San Juan, Fort Ord, Castroville, Pajaro and Boronda. Amend General Plan as necessary to ensure consistent+B47cy and Initiate and complete zoning changes.	End of 2004	Community/Specific Plans have been completed for Boronda, Castroville, Rancho San Juan, and East Garrison (Fort Ord). EIRs have been completed for Rancho San Juan, East Garrison and Castroville. The Specific Plans for Rancho San Juan and East Garrison and the Community Plan for Castroville have been adopted. The Community Plan for Boronda will be considered for adoption in 2008.
Adequate Sites	Ensure that there is adequate land at appropriate densities to meet the RHNA need of: Very Low - 821 Units Low - 608 Units Moderate - 937 Units Above Moderate - 145 Units	2003-2008	The Community/Specific Plans described above are intended to provide the adequate land required to meet the current RHNA. The specific plans/community plans above will provide for approximately 5000 new housing units, 3000 of which will be at densities ranging from 10-30 dwelling units per acre.

Housing Production Goals and Monitoring Land Supply	Include updates in the Annual Housing Report on the availability of land and number of housing units produced.	2002-2008	The 2008 Annual Housing Report has been completed and includes housing production updates and a status on the availability of residential land.
Adequate Infrastructure to Meet Regional Housing Needs	Provide water and sewer providers in the County with a copy of the adopted Housing Element. Water and sewer providers must grant a priority for allocations to developments which meet RHNA.	2002-2008	In January 2004, copies of the adopted Housing Element were sent to all water and sewer providers. In August 2006, a notice was sent to all water and sewer providers in the county informing them of the requirements contained in SB1087.
General Plan Consistency	Ensure consistency in General Plan	2002-2008	A General Plan Update has been prepared and will be considered for adoption in 2008. Consistency with the adopted Housing Element will be evaluated as part of the General Plan Update (GPU5) adoption process.
Fair Housing	Update County's website and develop written marketing materials	Late 2003	The County's Website has been updated to include relevant housing documents and information. Marketing materials for the County's Rehabilitation and First Time Home Buyer Programs have been developed.
Fair Housing	Continue Marketing efforts	2003-2008	The County has continued to support fair housing programs and organizations. In addition, the County has prepared a Fair Housing and Equal Opportunity Procedural Manual.
Non-Profit Housing Programs	Update County's website and develop written marketing materials	Late 2003	Not Complete, but inquiries are directed to appropriate non-profits.
Non-Profit Housing Programs	Continue Marketing efforts	2003-2008	The County has continued to support fair housing programs and organizations. In addition "Housing Plus Services" is included as part of the County's Rehabilitation program which provides referrals to social services, legal aid and financial services as appropriate.
Disabled Households: Remove Constraints and Encourage Accessible Housing	Develop and adopt a Reasonable Accommodation Ordinance	Winter 2003	In 2005 the Housing and Redevelopment Office provided funding to the Housing Alliance for People with Disabilities (HAPD) to prepare a Housing Needs Assessment of People with Disabilities. The Assessment has been completed and is being used to identify specific implementation activities to result in more housing being created and/or rehabilitated to accommodate people with disabilities. HAPD is currently forming partnerships with local agencies and non-profit affordable housing developers with active County participation.

Overcrowded Households: Encourage Production of Larger Sized Units, Especially Rental Units	Evaluate whether to include a percentage requirement for larger-sized rental units in developments that benefit from the Affordable Housing Incentive Program	Winter 2003	The County has designated two projects as a "pilot projects" for the development of the Incentive Affordable Housing Program. South County Housing Corp. has completed a 64-unit project on Salinas Road in Pajaro. The project includes a significant number of 3 and 4 bedroom rental units for very low and low-income families, many of which have a large household size. The second project is a private development project which includes 48 rental units, which are two and three bedrooms and will be affordable to very low, low and moderate income households. The Affordable/Workforce Housing Incentive Program has been drafted and will encourage developers to construct projects that address the characteristics of the local population, including large households.
Overcrowded Households: Encourage Production of Larger Sized Units, Especially Rental Units	Support production of larger-sized rental units	2003-2008	The County has provided assistance to South County Housing Corp. for the Salinas Road Project to re-construct 64 housing units in Pajaro for very low and low-income families. The project has been designed to accommodate the current tenants of the development, which includes a high percentage of large families. The project is complete. The County is also assisting Mid-Peninsula Housing Coalition in the development of a rental housing project in downtown Castroville. The project is anticipated to include approximately 58 two and three bedroom units.
County/City Coordination of Housing Production	County will work with cities and LAFCO to develop agreements for logical, orderly urban growth; revenue neutrality, balanced economic development and development of affordable housing.	2002-2008	The County has prepared a General Plan Update (GPU5). As part of that effort, discussions with cities has been undertaken with the objective of creating orderly urban growth throughout the County.

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

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HOUSING AND REDEVELOPMENT OFFICE, Jim Cook, Director

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Transmittal

Date:

February 27, 2008

To:

Governor's Office of Planning and Research

From:

Marti Noel, Assistant Director

RE:

HOUSING ELEMENT PROGRESS REPORT FOR 2007

Please find enclosed Monterey County's 2007 Housing Element Progress Report.

